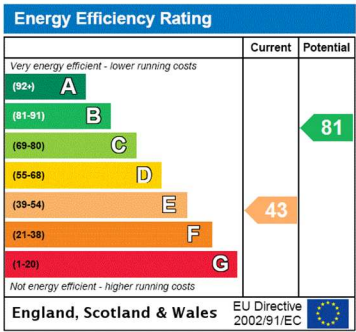


Total area: approx. 150.2 sq. metres (1616.3 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.



Salisbury Terrace, Leeds, LS12

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Asking Price: £165,000

Freehold

0113 255 3511
bramley@whitegates.co.uk
www.whitegates.co.uk

Whitegates Bramley
Whitegates Bramley, Bramley
Shopping Centre, Lower Town Street,
Bramley, Leeds, LS13 2ET



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Salisbury Terrace, Leeds, LS12 2AY

4 bedrooms
1 bathrooms
1 reception room

Asking Price: £165,000

- Investors Only
- Four Double bedrooms
- Great potential office space
- Cellar ideal for storage
- Large dining kitchen
- No onward Chain
- Green spaces nearby
- Convenient location

ATTENTION INVESTORS!

Whitegates are pleased to bring to the market this well presented and deceptively spacious four bedroom mid through terrace property. The home is offered for sale with no onward chain as is currently tenanted and is a great property for you buy to let investors. Internally the property comes ready to move into and is neutrally decorated throughout with gas central heating and double glazing also. It boasts cellar ideal for storage, extremely generous dining kitchen and four great sized double bedrooms also. In an ideal location, commuting to Leeds City Centre is very convenient and the Ring Road network is just minutes away. Armley Town Street, Armley Park and Kirkstall Leisure Park are also just a short distance away. Viewing is highly recommended to appreciate the space on offer here.

Cellar 16'10" x 14'10" (5.13m x 4.52m) A great space ideal for storage.

Ground Floor

Entrance Hall Enter into the property through front entrance door into entrance hall. Doors lead to the sitting room and the dining kitchen and carpeted staircase leads up to the first floor.

Sitting Room 13'6" x 11'4" (4.11m x 3.45m) The good sized lounge is neutrally decorated and has a feature fireplace with open fire, stripped and

varnished floor, coved ceiling and television point. With GCH radiator and bay window to the front aspect.

Kitchen Diner 13'9" x 14'10" (4.2m x 4.52m) The extremely spacious modern kitchen/diner has a good range of wall and base units with 1.5 bowl sink unit with mixer tap over, electric oven, gas hob and extractor over. Space for fridge/ freezer, plumbing for dishwasher/ automatic washing machine along with a useful built in cupboard. There is a door to the cellar and a door leading out to the rear garden.

First Floor

Landing Carpeted landing with doors leading to both first floor bedrooms and the family bathroom. Staircase leads up to attic level.

Bedroom One 11'5" x 14'10" (3.48m x 4.52m) Great sized double bedroom, carpeted with spotlighting and window overlooking the front aspect.

Bedroom Two 11'1" x 9'6" (3.38m x 2.9m) Second double bedroom carpeted with window to the rear elevation.

Bathroom 10'11" x 4'10" (3.33m x 1.47m) The family bathroom has a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C. With built in cupboard, laminate flooring, part tiled walls and window to the rear.

Attic

Landing With doors to a further two double bedrooms.

Bedroom Three 12'11" x 14'10" (3.94m x 4.52m) Great sized room, carpeted with a range of built in storage cupboards, with space for free standing wardrobes and dormer window to the front elevation.

Bedroom Four 9'10" x 14'10" (3m x 4.52m)

Another great sized room with eaves storage and a dormer window to the rear elevation.

Exterior

To the front of the property is a garden area with planted beds and a path leading to the front door. To the rear of the property is a yard with double gates which could be used as off street parking. There are two sets of steps one giving access to the cellar the other giving access to the kitchen.

